168.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,700 /	805,700
					USE VALUE:	805,700 /	805,700
					ASSESSED:	805,700 /	805,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKATSU RITSUKO & TAKAHIRO/ TRS	
Owner 2:	RITSUKO AKATSU REVOCABLE TRUS	
Owner 3:	TAKAHIRO AKATSU REVOCABLE TR	
Street 1:	61 RHINECLIFF ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	AKATSU RITSUKO -
Owner 2:	AKATSU TAKAHIRO -
Street 1:	61 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 1937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	385,700		420,000	805,700
Total Card	0.138	385,700		420,000	805,700
Total Parcel	0.138	385,700		420,000	805,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.06 | /Parcel: 416.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	111275
GIS Ref	
GIS Ref	
Insp Date	07/27/18

!12998!

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,800	0	6,000.	420,000	805,800	805,800	Year End Roll	12/18/2019
2019	101	FV	292,900	0	6,000.	420,000	712,900	712,900	Year End Roll	1/3/2019
2018	101	FV	292,900	0	6,000.	354,000	646,900	646,900	Year End Roll	12/20/2017
2017	101	FV	292,900	0	6,000.	324,000	616,900	616,900	Year End Roll	1/3/2017
2016	101	FV	289,700	0	6,000.	276,000	565,700	565,700	Year End	1/4/2016
2015	101	FV	282,600	0	6,000.	240,000	522,600	522,600	Year End Roll	12/11/2014
2014	101	FV	282,600	0	6,000.	222,000	504,600	504,600	Year End Roll	12/16/2013
2013	101	FV	282,600	0	6,000.	211,200	493,800	493,800		12/13/2012

PRINT

Date	Time
12/11/20	03:00:48

LAST REV

Date	Time
04/09/20	14:29:49

mmcmakin

PAT ACCT. 12998

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AKATSU RITSUKO,	74172-570	1	2/24/2020	Convenience	99	No	No		
LEE VINCENT P J	35585-147		5/31/2002		435,000	No	No		
CARUSO JULIA	27965-342		12/11/1997		203,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2014	890	Addition	30,000					
8/7/2007	665	Redo Bas	19,760	C		G9	GR FY09	
4/22/2003	302	Alterati	15,000	C		G6	GR FY06	CONVERT GARAGE TO
8/26/2002	757	New Wind	8,500	C				16 REPLACEMENT WIN
7/9/2001	462	Addition	2,500	C				5X6 BATH ADDITION
6/22/1998	405	Wood Dec	1,500					13X20 WDK
12/29/1997	759		4,000					5X10 ADDITION TO K

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
7/28/2014	Info Fm Prmt	PC	PHIL C
2/19/2009	Meas/Inspect	372	PATRIOT
8/8/2005	Permit Visit	BR	B Rossignol
9/12/2002	MLS	MM	Mary M
5/22/2002	Permit Visit	PM	Peter M
12/17/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33897638
Const Adj.:	0.98990101
Adj $ / SQ:	165.682
Other Features:	75500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473835
Depreciation:	88133
Depreciated Total:	385702

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

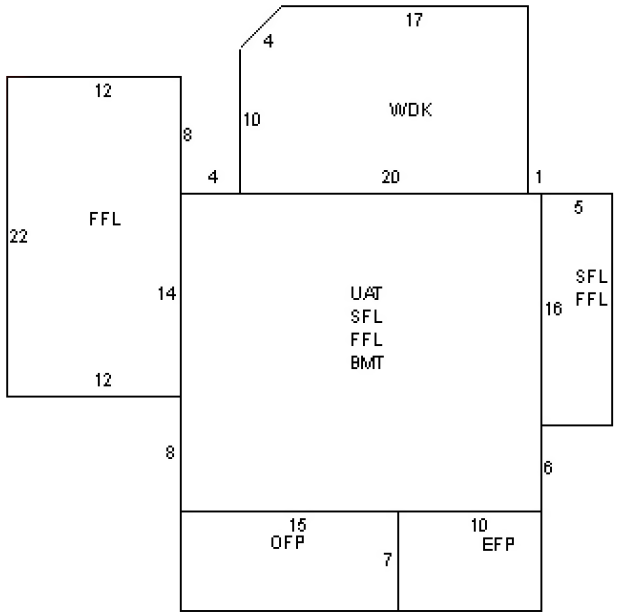
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	200.47
Special Features:	0	Val/Su Net:	145.93
Final Total:	385700	Val/Su SzAd	253.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	165.680	148,120
SFL	Second Floor	630	165.680	104,380
BMT	Basement	550	80.090	44,048
WDK	Deck	256	9.810	2,510
UAT	Upper Attic	138	66.270	9,112
OFP	Open Porch	105	31.890	3,348
EFP	Enclos Porch	70	65.450	4,582
	Net Sketched Area:	2,643	Total:	316,100
Size Ad	1524	Gross Are	3055	FinArea 1937

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: